



HARVEY ROBINSON

Offers In Excess Of  
£357,500

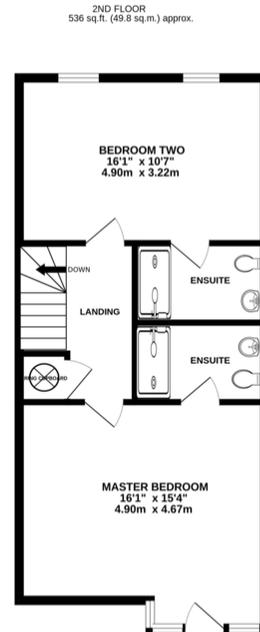
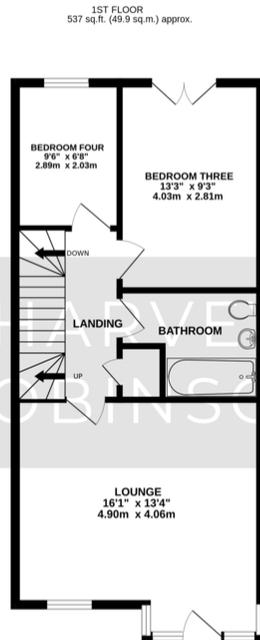
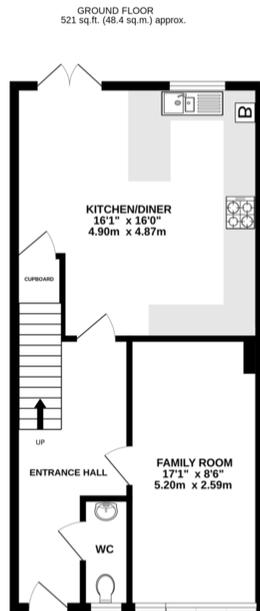
Holly Blue Close  
Little Paxton, PE19 6TD

## PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this spacious four-bedroom townhouse located in the popular village of Little Paxton. The property offers versatile accommodation over three floors that comprises of an entrance hall, family room, and kitchen/diner to the ground floor. To the first floor there is a lounge, two bedrooms, and a family bathroom. To the second floor there are two large double bedrooms with vaulted ceilings and both benefit from en-suite shower rooms. Outside the property there is off-road parking for two cars, and an enclosed low maintenance garden.







TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.  
Made with MetroPic ©2024

## FAQs

Postcode for SatNav: PE19 6TD

What3Words Location:

///fortnight.flown.soggy

Council tax: E

How long have the owners lived here: Since 2020

When was the property built: 2013

Reason for move: Moving closer to work

Boundary fence responsibility: Left

Water meter: Yes

Boiler: Service history in place

Estate management fee: £170 per annum

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 88        |
| (69-80) <b>C</b>                            | 77                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |                         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

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